

PLYMOUTH REDEVELOPMENT COMMISSION

August 17, 2021

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The Plymouth Redevelopment Commission met in regular session in the Council Chambers on the second floor of 124 North Michigan Street, Plymouth, Indiana on August 17, 2021 at 5:30 p.m.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Dr. Tom Pedavoli and Melissa Christiansen who were present at the meeting. Commissioners Nancy Felde and Craig Hopple were absent. Other attendees included City Attorney Sean Surrisi, Mayor Mark Senter and Clerk-Treasurer Jeanine Xaver. The public was able to see and hear the meeting through Microsoft Teams.

Commissioners Ellinger and Pedavoli moved and seconded to approve the minutes of the last Regular Session meeting and the Executive Session meeting, both of July 20, 2021 as presented. The motion carried.

TIF #1: U.S. 30 / Oak Road Economic Development Area

Update on the Hoham Drive Reconstruction Project

City Engineer Gaul stated that the utilities are working on getting locates and working on the street signal design right now. As for the purchase of right of way for the project, the owner of Parcel 4 had accepted the offer for the appraisal amount.

Veterans Parkway Project Discussion

City Attorney Surrisi stated that they had advertised for a public hearing for the current meeting. This first had to be approved by the City Council. There was not a unanimous vote due to only 3 out of the 4 present members voting for the project. They decided to wait until they could see the results from the Baker Tilly studies. He stated that he was working to follow up with Baker Tilly to see if they could get that before the next council meeting. Then they would hopefully get the public hearing rescheduled for the September meeting. In turn this would delay the process a little bit, but he believed that this would still allow for a good application to be submitted by the end of the year.

TIF #2: East Jefferson / Central Business Economic Development Area

City Attorney Surrisi stated that they were getting close to submitting the application for funding to OCRA for the River Park Square Phase II project. They were just waiting for things to get completed with the Rees Theatre project which should be coming to a close soon.

Miley asked what the status of the old Subway Building was. Surrisi stated that after the purchase of the property, they received notice from the Indiana Financing Authority and IDEM that this property was once a gas station. Since none of the closing finance papers were completed, the city qualified for the funding in order to get the property up to par with IDEM's closing standards. This would be done by INDOT after permission was given by the city. Surrisi state that they had give the state permission to do this work. Three weeks ago, they did their initial site visit and hopefully over the next couple of months they will have a list of what would need to be done to complete this work. Surrisi added that they initially wanted this land to become a pocket park as a Stellar Communities Project. It turned out that the building that was located on the land was a contributing building to the historic district. In turn, the building would need to be removed from the historic district in order for the project to be federally funded. He stated that they hoped to get it off of the historic district yet this year, and after demolishing the building they hope to get some federal funding to create the pocket park.

TIF #3: U.S. 30 / Pine Road Economic Development Area

Aquatic Center Update

City Attorney Surrisi stated that things were going well at the Aquatics Center recently.

Manufacturing Center Update

City Attorney Surrisi updated the commission on the manufacturing center project. He stated that this project was on course for completion in the next month.

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TIF #4: South Gateway / Western Downtown Economic Development Area

No updates at this time

TIF #5: Western Avenue Economic Development Area

No updates at this time

TIF #6: Plymouth/Goshen Trail Economic Development Area

Update on Centennial Crossings

City Attorney Surrisi stated that Building Commissioner Hammonds had mentioned that he was close to issuing certificates of occupancy to some of the houses out at the Centennial Crossings Project.

TIF#7: Pretzel's Air Parcel

No updates at this time.

Other Business:

There was no other business.

Approval of Redevelopment Invoices

Commissioners Pedavoli and Ellinger moved and seconded to approve of the following Redevelopment Invoices:

- June Progress Payment to Lochmueller Group in the amount of \$6,049.09 for the Hoham Drive Project to be paid from the Hoham Drive Grant Fund
- Purchase of the Right of Way for Parcel #5 to be paid from the Hoham Drive Grant Fund
- June Progress Payment to the Troyer Group in the amount of \$957.50 to be paid from the River Park Square Phase 2 Fund.
- Interest on the Winona Economic Development Bond payable to the Bank of New York Mellon in the amount of \$55,588.30 to be paid from the Western Avenue Economic Development Area Fund
- Interest on the Pretzels Economic Development Bond payable to Bank of Oklahoma in the amount of \$94,983.00 to be paid from the Pretzels Air Parcel Economic Development Area.

The motion carried.

The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – July 2021 (TIF #1: U.S. 30 / Oak Road Economic Development Area)
- 2000 TIF Trial Balance – July 2021 (TIF #2: East Jefferson / Central Business EDA)
- 2005 TIF Trial Balance – July 2021 (TIF #3: U.S. 30 / Pine Road Economic Development Area)
- 2006 TIF Trial Balance – July 2021 (TIF #4 South Gateway / Western Downtown EDA)
- Winona TIF Trial Balance – July 2021 (TIF#5)
- Pretzels Air Parcel TIF Trial Balance – July 2021 (TIF#7)

Commissioners Ellinger and Pedavoli moved and seconded to accept the communications as presented. The motion carried.

Other Business

The next meeting is scheduled for September 21, 2021 at 5:30 p.m. There being no further business to discuss the meeting was declared adjourned at 5:43 p.m. after a motion and second by Commissioners Pedavoli and Ellinger. The motion carried.


Jeanine M Xaver, IAMC, CMC, ACPFIM
Clerk-Treasurer